



CITY OF FORT LAUDERDALE

Approved
MEETING MINUTES
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
VIRTUAL MEETING

MONDAY, NOVEMBER 2, 2020 – 9:00 A.M.

Cumulative

June 2020-May 2021			
Committee Members	Attendance	Present	Absent
Brandon Stewart, Chair	P	5	0
Frances Epstein, Vice Chair	A	4	1
Phallon Bullard	A	2	3
Uwe Cerron	P	5	0
Nancy Daly	P	4	1
Donnalee Minott	A	3	2
Margi Nothard	A	4	1
Edwin Parke	A	4	1
Ryan Wipplinger	P	1	0
Mayor Dean Trantalis/ Scott Wyman, Alternate	P	2	0

Staff / Guests

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Jamie Opperee, Recording Secretary, ProtoType, Inc.

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF A QUORUM

Chair Stewart called the meeting to order at 9:13 a.m. It was noted that a quorum was not present at the meeting.

II. APPROVAL OF MINUTES – October 5, 2020

In the absence of a quorum, minutes could not be approved at this time.

III. OLD BUSINESS

• Affordable Housing Trust Fund Balance Update – Avis Wilkinson

Ms. Wilkinson reported that the current Affordable Housing Trust Fund Balance is \$264,606.16. She reminded the Committee that \$122,000 allocated to the Fort Lauderdale Community Development Corporation (CDC) has not yet been removed from the Trust Fund.

IV. NEW BUSINESS

- **AHAC Workplan 2021**

Chair Stewart explained that the Committee has discussed a number of recommendations presented to the City Commission earlier in 2020 by Urban Planning and Design. They have also seen presentations by City Staff, including representatives of Community Redevelopment Agencies (CRAs). The intent is to provide the City Commission with a list of recommendations, most likely in early 2021.

Chair Stewart suggested that the Committee have additional discussions on certain topics, such as accessory dwelling units, for which there may be some support at the County level. Ms. Wilkinson added that the Florida Housing Coalition is also supportive of these types of units as a way to increase affordable housing. She stated that she would send information on this topic to the Committee members to be read before they see a presentation on accessory dwelling units.

Chair Stewart asked if the City Commission has had further discussions on some of the topics presented to them by Urban Planning and Design. Mayor Trantalis recalled that the presentation came in February 2020, prior to the COVID-19 pandemic. Now that the City Commission is resuming its regular business, he expected that there will be more discussion on this topic and determination of where City management has taken it.

Mayor Trantalis advised that there are several different directions that affordable housing may take in Fort Lauderdale, including the private sector, which may access tax credits and grants. Another option is the Housing Authority, which secures funding for affordable housing through the U.S. Department of Housing and Urban Development (HUD).

The City Commission also has an opportunity to implement inclusionary zoning, which would require a builder given permission for a project to include a certain percentage of affordable units. Affordable housing is defined as between 80% and 120% of the area's average median income (AMI). This differs from low-income housing, which has a cost of 80% AMI or below. The Housing Authority typically oversees the construction of low-income units, and the City may provide land for projects of this nature.

Mayor Trantalis continued that he hopes to make it known in the next term that the City has incentives and requirements for new development to provide inclusionary zoning in order to show Fort Lauderdale's commitment to affordable housing, particularly in its urban centers. He anticipated a greater commitment from the City Commission in 2021 to codify inclusionary zoning laws in Fort Lauderdale.

The Affordable Housing Trust Fund, funded through the sale of City-owned commercial properties, continues to be a way to provide funds for affordable housing projects under development. Mayor Trantalis noted that the City has also recently increased its impact fees for parks and is considering establishing an impact fee for affordable housing.

Chair Stewart suggested that the Committee consider seeking to schedule another conference session with the City Commission in the first quarter of 2021.

- **2021 Meeting Schedule**

It was noted that the December 2020 meeting would be cancelled. The meeting dates could not be voted upon in the absence of a quorum. Ms. Wilkinson noted that future Committee meetings would be held in City Commission Chambers in order to provide appropriate social distancing. This may affect 2021 meeting times.

V. AGENDA TOPICS FOR NEXT MEETING

Mr. Cerron asked if the City has done any mortgage or rental assistance programs in relation to COVID-19. Ms. Wilkinson advised that the City has received state funds for mortgage, rental, and utility assistance during the ongoing pandemic. Individuals may be provided with a maximum of \$7000 combined assistance for rent and utilities and \$10,000 for mortgage assistance and utilities, which can be used toward delinquencies between March and December 2020. She is working directly with the Housing Foundation of America to provide this assistance. Thus far, more individuals and families are in need of rental assistance than mortgage assistance.

Another form of assistance is housing re-entry, which helps individuals and families who had to relocate due to the COVID-19 pandemic. This is separate from rental or mortgage assistance and provides security deposits, first month's rent, and storage of furniture. Recipients must live within Fort Lauderdale city limits: those living in unincorporated areas must seek assistance from Broward County.

VI. GOOD OF THE ORDER

None.

VII. NEXT SCHEDULED MEETING DATE – December 14, 2020

This meeting was cancelled.

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:45 a.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.